

MINUTES
Housing Authority of the Town of Darien
June 23, 2009

A Regular Meeting of the Commissioners of the Housing Authority of the Town of Darien was called to order at 7:40 p.m. on Tuesday, June 23, 2009 in Room 119 of the Darien Town Hall, 2 Renshaw Road, Darien, CT.

Present were: Commissioners Jennifer Schwartz, Cynthia Ashburne, Joe Warren, Kass Bruno, (Absent – Jan Raymond); Executive Director Kathryn Molgano.

Minutes from the regular meeting of May 26, 2009 were approved without objection.

Paid Bills Reports for MR36 and E187 for June 2009 were approved on motions by Joe Warren.

Resolution – Amendment to the Charge of AONBC: Commissioners voted unanimously to pass a Resolution to amend the charge of the AONBC (Motion by Joe Warren). Resolution is attached to the Minutes.

Executive Director's Report: Kathryn Molgano reported the following:

Vacancies – Anticipated July 1st vacancies: 18 AON and Apt 21 at Old Town Hall Houses. The efficiency unit at Old Town Hall Houses was previously renovated.

Summer Maintenance – Maintenance staff will resume powerwashing AON houses that were not done last year. Cotta Tree has been hired to clean the gutters of the 20 AON Apartment Building which have not been cleaned out in several years.

Safety Matter - DHA Maintenance staff will be removing ungrounded, non-functioning antennas from the roofs of AON houses.

Rent Increases as approved for the 2009/2010 Fiscal Year Budgets will go into effect on July 1, 2009.

Allen-O'Neill Association: No residents were present; however, Jennifer Schwartz discussed DHA's response to the residents' petition presented to Commissioners at the May meeting. While the petition called for a legally binding "right to return to the redevelopment", Jennifer Schwartz stated that DHA cannot provide a written guarantee due to unforeseen situations that could arise prior to resident certifications for the new program. The planned redevelopment is predicated on the assumption that ALL current residents will be returning to the new redevelopment; however, current residents will not be eligible to reside in the redevelopment if one of the following applies at the time of certification: 1) their income exceeds the limits set by the LIHTC Program at the time of certification – or – 2) they have been convicted of a felony crime at the time of certification; otherwise, all who currently reside at AON and wish to reside in the new redevelopment will be housed in a unit appropriate to the size of their family. Submitted to the Minutes, DHA correspondence to AON residents dated March 31, 2009 and DHA response to AONA's petition dated May 29, 2009.

New Business: Cynthia Ashburne reported that she recently met with Marge Kelly from CL&P and provided information about needed capital improvements at Old Town Hall Houses and provided information about the proposed redevelopment of AON. CL&P will consider the possibility of providing assistance in some of these areas. Marge Kelly will contact Kathy Molgano to discuss further.

Senior Resident Association: No report.

The meeting was adjourned at 7:55 p.m. to Executive Session to discuss resident matters (motion by Joe Warren).

Respectfully submitted,

Kathryn Y. Molgano
Executive Director

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CERTIFIED RESOLUTION

The Housing Authority of the Town of Darien

Amendment to the Charge of Responsibilities
To the Allen-O'Neill Building Committee

Certified a true copy of a resolution duly adopted by the Housing Authority of the Town of Darien at its Regular Meeting on June 23, 2009. This resolution has not been rescinded or modified in any way.

WHEREAS, on June 26, 2007, the Darien Housing Authority (the "DHA") approved the Charge of Responsibilities to the Allen-O'Neill Building Committee (the "AONBC") which stated the tasks to be fulfilled by the members of the AONBC to the DHA with regard to the redevelopment of Allen-O'Neill Homes.

WHEREAS, the Commissioners of the DHA determined that the duties of the AONBC have been fulfilled with the execution of the Term Sheet, Land Lease Agreement, and the Letter of Assurance as they relate to the business arrangement by and between the DHA and Arthur Anderson with regard to the redevelopment of Allen-O'Neill Homes.

BE IT RESOLVED, that the DHA wishes to amend the Charge of Responsibilities of the Allen-O'Neill Building Committee through this Amendment to modify the membership of the AONBC to three members comprised of one resident of the immediate neighborhood surrounding AON and two members of the RTM, one from PZ&H and one from F&B.

The responsibilities of the revised AONBC shall be to serve in an advisory capacity to the DHA and assist the DHA in the dissemination of information to, and gathering input from, AON residents, neighbors, Town agencies (including, but not limited to, the Board of Selectmen, RTM, Board of Finance, Board of Education) and other interested parties regarding the redevelopment of AON.

The modified AONBC will assist as necessary in scheduling, coordinating and facilitating public meetings regarding the progress of AON.

All materials intended for distribution or posting on a website will be sent to DHA for review and will not be distributed without DHA approval.

Approved

Date

Commissioner



THE HOUSING AUTHORITY OF THE TOWN OF DARIEN
DARIEN TOWN HALL ~ 2 RENSRAW ROAD
DARIEN, CONNECTICUT 06820



Tel: (203) 655-0866

Fax: (203) 656-1078

Commissioners:

Jennifer Schwartz, Chairman
Cynthia Ashburne, Vice Chairman
Joseph Warren, Treasurer
Jan Raymond, Asst. Treasurer
Kass Bruno, Resident Commissioner

Executive Director:

Kathryn Y. Molgano
darienhousingkm@yahoo.com

March 31, 2009

To: All Allen-O'Neill Residents

Re: Current AON Residents' Place in the New Redevelopment

Dear Resident,

The Darien Housing Authority received its approval from Planning & Zoning on March 10, 2009 for the redevelopment of Allen O'Neill. We are now proceeding with our application to our funding sources, and expect to obtain funding no earlier than August 2009. Therefore, it is our expectation at this time to break ground NOT prior to spring 2010. If that changes, we will be sure to let you know. The Commissioners understand that the issue of relocation and housing in the new redevelopment has been of utmost concern to our residents, and we are working diligently to keep all residents apprised of progress and updates as they become available.

In a letter dated December 18, 2006, the Commission stated the following:

"The Commissioners have made a commitment that all current Allen-O'Neill residents who continue to be eligible for public housing will be guaranteed a unit of appropriate size in the new development. Residents whose income falls within the CHFA prescribed income limits for moderate family housing, and those who are not in violation of their Lease Agreement, **regardless of age** will remain eligible for housing and can opt to reside in the new development."

This Commission will continue to uphold this commitment.

To restate, in an effort to correct many misstatements and misinformation being disseminated, the Commissioners would like to assure all current residents of Allen-O'Neill who meet the definition of "affordable" and have no felony convictions at the time of certification will be given a new, appropriately sized unit in the new redevelopment. "Affordable" refers to any household whose income is equal to or lesser than 80% of Area Median Income as defined by HUD at the time of certification.

A relocation plan is being drafted with assistance from the Housing Education Resource Center ("HERC") as part of our submission of our application to funding sources. A relocation plan cannot be finalized until our application with our funding sources has been approved, and tax credits and other funding has been allocated and executed. All residents will have an opportunity to have a personal conversation with our relocation consultant, at the appropriate time, which we would not expect to happen prior to August 2009.

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The Housing Authority will continue to comply with all pertinent laws, rules and regulations governing affordable housing, and in particular Fair Housing and relocation laws. We will also be taking direction from the Department of Economic and Community Development and the Connecticut Housing Finance Authority to ensure the fair and legal treatment of our residents throughout this process. Please refer to your brochure that you received from the Housing Authority regarding relocation and your rights.

It is the charge of the Housing Authority to provide safe and affordable housing, and the redevelopment of Allen-O'Neill will ensure that not only will we be able to continue to fulfill our charge, but that the financial viability and the quality of the housing will be better and stronger and for the benefit of all of the residents.

Please feel free to contact the Housing Authority with questions.

Sincerely,

The Commissioners of the Darien Housing Authority



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DARIEN TOWN HALL ~ 2 RENSHAW ROAD
DARIEN, CONNECTICUT 06820



Tel: (203) 655-0866

Fax: (203) 656-1078

Kathryn Y. Molgano
Executive Director
darienhousingkm@yahoo.com

May 29, 2009

To: Allen O'Neill Association

Re: Current AON Residents' Place in the New Redevelopment

Dear Members,

In response to your request for a meeting with some of the Commissioners regarding the relocation and admittance of current residents of Allen O'Neill in the new redevelopment, the Commissioners would be happy to discuss this matter at our next regular meeting on June 23, 2009, at a time and place to be determined. Please refer to the letter from the Housing Authority dated March 31, 2009, attached, which explicitly states the Commission's commitment to house existing residents in the new redevelopment.

The site plan, the unit mix, the construction budget, the relocation plan, and the CHFA and DECD funding applications are all predicated on the assumption that every resident who currently resides at AON will be assigned a new, appropriately sized unit in the new redevelopment. Until we are at the point where we have received funding commitments and can commence the relocation and certification process, we will not be providing the current residents with any contract or guarantee at this time or in the foreseeable future beyond what we have previously stated in meetings, in person, and in our most recent letter dated March 31, 2009. However, we will be happy to discuss your concerns at our June 23rd meeting.

Sincerely,

The Commissioners of the Darien Housing Authority